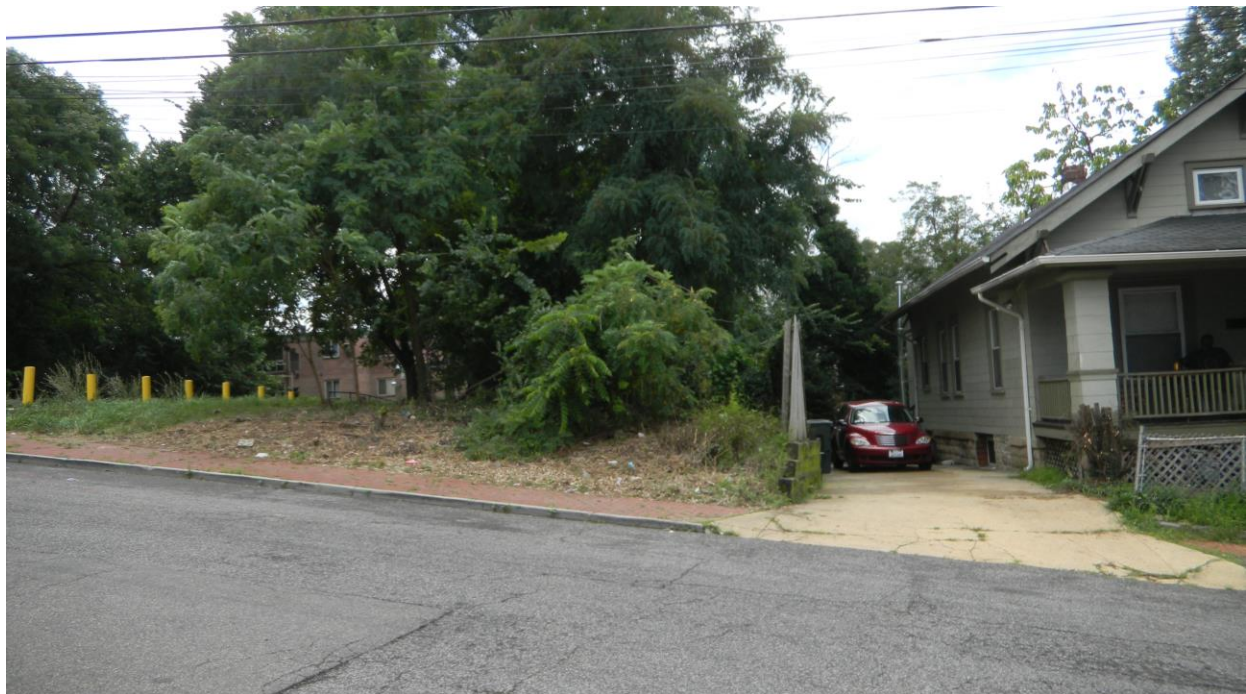

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Anacostia Historic District	(x) Consent calendar
Address:	1337 Maple View Place SE	
Meeting Date:	October 22, 2015	
Case Number:	15-323	(x) New construction
Staff Reviewer:	Tim Dennée	(x) Concept

The applicant, owner District Properties (Mohamed Sikder), requests review of a revised conceptual plan to construct a two-story frame house on a vacant lot. The lot is located between a parking lot that is outside the historic district and a 1925 bungalow within it. Across the street stands a two-and-a-half-story frame house completed in 1905.



The proposed house is historicist, borrowing elements from neighboring properties. The siding would be fiber-cement, including the shingles on the front gable and the side dormer; the foundation would be patterned and painted concrete; and the roof of asphalt shingles. The building appears to be compatible with the character of the historic district and particularly the cottage-type architecture of Griswold's Addition.

The property lacks a driveway or alley access, meaning that the project would require a zoning variance to relieve it of the requirement for one off-street parking space. Presumably because of the topography—it drops significantly from east to west and much more at the rear—the drawings depict no fences or other landscape features beyond the lead walk. The electric meter would be mounted on a side wall, and the air-conditioning unit would stand on the ground at rear.

Previous review

The Board last reviewed this project in September and supported the general concept, expecting the matter to return on the consent calendar with side elevations revised to reflect a more composed composition and a sample of the stamped brick concrete panel showing a sufficient joint depth to replicate brickwork.

The revised elevations are attached, along with a window schedule that shows proposed dimensions.

Unfortunately, the concrete is poured in the field, with the brick pattern within the forms. So, it is difficult to produce a portable sample as opposed to look at photos of other such foundations or of the forms themselves. A photo is attached.

The applicant has reportedly also spoken with the Advisory Neighborhood Commission's commissioner for this district.

Recommendation

The HPO recommends that the Board approve the project in concept and delegate to staff further review.



Above: The overgrown site seen from the east. Below: The houses across the street.